

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-11
2-12-03

03-0-0427

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **211 Joseph E. Lowery Boulevard, S.W.** be changed from the **R-5 (Two-Family Residential)** District, to the **C-1 (Community Business)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **116** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached plat.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

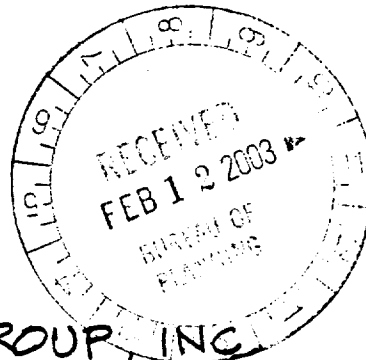
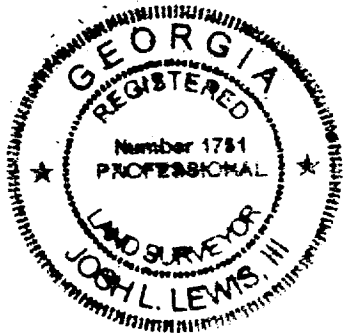
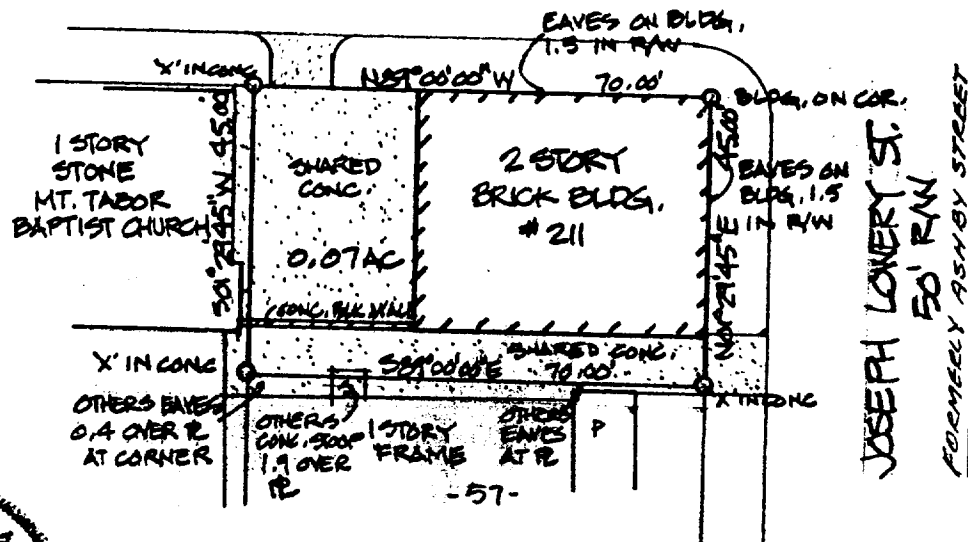
MAG. NORTH

LOT PART 26
BLOCK
UNIT 122
SUB. JOSEPH W. LAMBERT PROPERTY

THE FLOOD INFORMATION THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND THE REFERENCED PARCEL DOES NOT APPEAR TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

FAIR STREET 40' R/W



- LEGEND
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - FC FENCE CORNER
 - X-X-X FENCE
 - W/D WOOD DECK
 - CONC CONCRETE
 - RTW RIGHT-OF-WAY
 - ARC ARC
 - RADIUS RADIUS
 - CHORD CHORD
 - PP POWER POLE
 - SP SERVICE POLE
 - LP LAMP POLE
 - MS MAN HOLE
 - SS SANITARY SEWER
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - DI DROP INLET
 - HW HEAD WALL
 - CMR CORRUGATED METAL PIPE
 - RCP REINFORCED CONC PIPE
 - SE SEWER EASEMENT
 - DE DRAINAGE EASEMENT
 - FH FIRE HYDRANT
 - PL PROPERTY LINE
 - P PORCH
 - BI BUILDING LINE

TWF DEVELOPMENT GROUP, INC.

LAND LOT 116
FULTON COUNTY, GEORGIA
14TH DISTRICT
DATE: 3-5-02



This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

P.B. 5 PG. 27
REFERENCE: D.B. 8447 PG. 82
EQUIPMENT USED: TOPCON TOTAL STATION

THIS MAP IS BASED ON AN OPEN TRAVERSE
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

REG. LAND SURVEYOR NO. 1751
GEORGIA LAND SURVEYING CO., INC.

NO. 174910

TWF